



- GENERAL NOTES**
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(COZS96)
 2. SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48M10215E EFFECTIVE DATE, 09/16/2012
 3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
 4. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3696 acres, and being in the Bryan Original Township, as recorded in Vol. 11, Page 721 of the Brazos County Deed Records B.C.D.B., in the City of Bryan, Brazos County, Texas, also being the same tract conveyed to Brent Harrison as recorded in Vol. 11723, Page 35, of the Brazos County Official Records B.C.O.R., All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(COZS96), and boundary based on found iron rods as said sections as surveyed by the Bryan City Engineer on 09/11/2013. This description is also referred to the plat prepared by ATM Surveying, Project No. 2013-0214, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with a yellow plastic cap marked "BERRY RPTS 4902" found for the southwest corner of Block 29, of said Bryan Original Township, also being at the northwest intersection of N Washington Street, and E. 23rd Street;

THENCE S 17°46'09" E, a distance of 66.71 feet to a point in said right-of-way line of E. 23rd Street for the POINT OF BEGINNING at an "X" set in concrete for the northwest corner of this tract;

THENCE South 85°13'12" West, a distance of 115.00 feet through said right-of-way line of E. 23rd Street to an "X" set in concrete for the northeast corner of this tract;

THENCE South 85°13'12" West, then along the common line between this tract and the Scott Duggan Schmitt, called Lot 10, Block 28, as recorded in Vol. 698, Page 830, of the B.C.D.B., and then across a 10' alley, South 4°46'28" West, a distance of 140.00 feet to a 1/2" iron rod with a yellow plastic cap marked "RPTS 6172 - ATM SURV" set for the southeast corner of this tract, also being at the centerline of a 20' wide alley;

THENCE North 85°13'12" West, a distance of 115.00 feet along the common line between this tract and said centerline of a 20' alley to an "X" set in concrete for the southwest corner of this tract, in the right-of-way line of N. Washington Street;

THENCE across said right-of-way line of N. Washington Street North 4°46'28" East, a distance of 140.00 feet to the PLACE OF BEGINNING containing 0.3696 acres.

ORIGINAL PLAT

0.0826 ACRE 15' WIDE R.O.W. SHOWN WAS CLOSED BY BRYAN CITY COUNCIL, ON DATE _____ OF 2013, BY ORDINANCE # _____

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the above described plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 2013, and same was duly approved on the _____ day of _____, 2013.

Chairman _____

CERTIFICATE OF SURETOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and that I am a duly sworn and qualified surveyor of the property on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Adam Wallace, R.P.L.S. No. 6132



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2013, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

County Clerk _____
Brazos County, Texas

REPLAT

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is true and correct and that I am a duly sworn and qualified surveyor of the property on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

City Engineer, City of Bryan _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 11723, Page 35, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, easements, and public places shown hereon for the purposes identified.

Owner _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas _____

LOT 6R
BLOCK 28
BRYAN ORIGINAL TOWNSITE
BEING 0.3696 ACRES

A REPLAT OF LOTS 6 AND 7
A PORTION OF A 20' ALLEY, BLOCK 28
A PORTION OF WASHINGTON STREET AND A
PORTION OF EAST 23RD(AUSTIN STREET)
BRYAN ORIGINAL TOWNSITE RPB-15
VOLUME H, PAGE 721
BRYAN, BRAZOS COUNTY, TEXAS
BEING 0.3696 ACRES

OWNER/DEVELOPER:
Brent Harrison
2013 Harrison Circle
Bryan TX 77807

ATM Surveying
3000 West 10th Street
P.O. Box 10313, College Station, TX 77840
PHONE: (979)299-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com